

PLANNING COMMISSION MINUTES

Gardner, Kansas

Monday, June 25, 2007

The Planning Commission met in regular session on the above date at the Gardner City Hall, 120 E. Main Street, Gardner, Kansas.

I. Call to Order

Chairman Stephen Koranda called the meeting to order at 7:04 p.m. Commissioners present: Paul Kilgore, Greg Godwin, Eileen Mertz and Jason Burnett. Commissioners absent: Dan Popp and Eric Schultz. Also present: Community Development Director Fred Sherman; Planner Amy Banks; Ken Rogler of Waverly 175, L.L.C., Peter Solie from Gardner Chamber of Commerce and City Council member John Shepherd.

II. Pledge of Allegiance

Chairman Koranda led the Pledge of Allegiance.

III. Approval of Minutes

The minutes of the June 11, 2007, meeting, were approved by unanimous consent.

IV. Consent Items

1) FP-07-07

Consider a Final Plat for The Reserve at Waverly Pointe, First Plat, a .39 acre planned multi-family residential development located on the west side of Pear Street. The application is filed by Phelps Engineering, Inc., on behalf of Waverly 175, L.L.C., the property owner of record; with engineering services provided by Phelps Engineering, Inc.

1. **APPLICANT:** The applicant is Waverly 175, L.L.C., with engineering services provided by Phelps Engineering, Inc.
2. **REQUESTED ACTION:** The applicant requests final plat approval for a tract of land containing approximately 0.39 acres for a planned multi-family residential development.
3. **LOCATION:** The property is located north of 175th Street, on the west side of Pear Street.
4. **EXISTING ZONING:** The property is zoned RP-3, Planned Garden Apartment District (Z-07-01).
5. **ANALYSIS:** The applicant requests approval of a final plat for The Reserve at Waverly Pointe, First Plat. Approval for this plat is requested to delineate a lot upon which townhomes will be built.
6. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the Final Plat for The Reserve at Waverly Pointe, First Plat (FP-07-07), and forward the item to the City Council with a recommendation to accept the easements and rights-of-way, with no conditions.

2) FDP-07-03

Consider a Final Development Plan for The Reserve at Waverly Pointe, First Plat, a .39 acre planned multi-family residential development located on the west side of the 200 block of Pear Street. The application is filed by Phelps Engineering, Inc., on behalf of Waverly 175, L.L.C., the property owner of record; with engineering services provided by Phelps Engineering, Inc.

1. **APPLICANT:** The applicant is Waverly 175, L.L.C., with engineering services provided by Phelps Engineering, Inc.
2. **REQUESTED ACTION:** The applicant requests approval of a final development plan for a multi-family residential development.
3. **LOCATION:** The property is located at the 200 block of Pear Street.
4. **EXISTING ZONING:** This property is currently zoned RP-3, Planned Garden Apartment District (Z-07-01).
5. **ANALYSIS:** The applicant requests approval of a final development plan for the first plat of The Reserve at Waverly Pointe. The plan includes one building with six townhouse units. The approved revised Preliminary Development Plan for the Reserve at Waverly Pointe (PDP-07-02) indicates 17 four-unit townhouse buildings and 15 six-unit buildings, for a total of 158 units. The submitted Final Development Plan follows the approved revised Preliminary Development Plan.

The elevations proposed with this final development plan feature a building containing six townhouse units, five two-story units and one one-story unit. The front elevations include a mixture of stone and stucco, with composition shingle roofs. Front doors are recessed slightly from the garage doors, providing covered entrances. The rear and sides of this building are proposed to be covered entirely with hardboard siding. Due to the reconfiguration of buildings prior to the last revision of the preliminary development plan (PDP-07-02), the back of this building will now have greater visibility from the road. In lieu of requiring additional masonry materials, landscaping could be used to sufficiently screen the back of this building. The proposed landscaping meets the street frontage regulations, but three additional trees are required to meet dwelling unit regulations. If these trees are placed behind the building, the building could be sufficiently screened.

5. **STAFF RECOMMENDATION:** Staff recommends approval of the final development plan for The Reserve at Waverly Pointe, First Plat (FDP-07-03), subject to the following conditions:

- a. The development shall be in accordance with Exhibit "A" (Final Development Plan), Exhibit "B" (Building Elevations), and Exhibit "C" (Landscape Plan) which are filed in the office of the Planning Commission Secretary and which are incorporated by reference as if set out in full herein. In addition, the development shall comply with all regulations and standards of the City of Gardner unless specifically exempted by the Governing Body.
- b. Final approval of utilities is subject to review at submittal of construction plans. If these units are to be individually owned, separate service lines will be required for each unit.
- c. Three additional trees shall be placed behind the building to effectively screen the building from the junction of Roads C and M (see attachment "A".)

3) FP-07-08

Consider a Final Plat for The Reserve at Waverly Pointe, Second Plat, a .35 acre planned multi-family residential development located north of 175th Street on the west side of Pear Street. The application is filed by Phelps Engineering, Inc., on behalf of Waverly 175, L.L.C., the property owner of record; with engineering services provided by Phelps Engineering, Inc.

1. **APPLICANT:** The applicant is Waverly 175, L.L.C., with engineering services provided by Phelps Engineering, Inc.
2. **REQUESTED ACTION:** The applicant requests final plat approval for a tract of land containing approximately 0.35 acres for a planned multi-family residential development.
3. **LOCATION:** The property is located north of 175th Street, on the west side of Pear Street.
4. **EXISTING ZONING:** The property is zoned RP-3, Planned Garden Apartment District (Z-07-01).
5. **ANALYSIS:** The applicant requests approval of a final plat for The Reserve at Waverly Pointe, Second Plat. Approval for this plat is requested to delineate a lot upon which townhomes will be built.
6. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the Final Plat for The Reserve at Waverly Pointe, Second Plat (FP-07-08), and forward the item to the City Council with a recommendation to accept the easements and rights-of-way, with no conditions.

4) FDP-07-04

Consider a Final Development Plan for The Reserve at Waverly Pointe, Second Plat, a .35 acre planned multi-family residential development located north of 175th Street on the west side of the 100 block of Pear Street. The application is filed by Phelps Engineering, Inc., on behalf of Waverly 175, L.L.C., the property owner of record; with engineering services provided by Phelps Engineering, Inc.

1. **APPLICANT:** The applicant is Waverly 175, L.L.C., with engineering services provided by Phelps Engineering, Inc.
2. **REQUESTED ACTION:** The applicant requests approval of a final development plan for a multi-family residential development.
3. **LOCATION:** The property is located at the 100 block of Pear Street.
4. **EXISTING ZONING:** This property is currently zoned RP-3, Planned Garden Apartment District (Z-07-01).
5. **ANALYSIS:** The applicant requests approval of a final development plan for the second plat of the Reserve at Waverly Pointe. The plan includes one building with four townhouse units. The approved revised Preliminary Development Plan for the Reserve at Waverly Pointe (PDP-07-02) indicates 17 four-unit townhouse buildings and 15 six-unit buildings, for a total of 158 units. The submitted Final Development Plan follows the approved revised Preliminary Development Plan. The elevations proposed with this final development plan feature a building containing four townhouse units, three are two-stories and one is one-story. The front elevations include a mixture of stone and stucco, with composition shingle roofs. Front doors are recessed slightly from the garage doors, providing covered entrances. The rear and sides of this building are proposed to be a mixture of hardboard siding, manufactured stone and stucco. The proposed landscaping meets current regulations.
6. **STAFF RECOMMENDATION:** Staff recommends approval of the final development plan for The Reserve at Waverly Pointe, Second Plat (FDP-07-04), subject to the following conditions:

- a.) The development shall be in accordance with Exhibit "A" (Final Development Plan), Exhibit "B" (Building Elevations), and Exhibit "C" (Landscape Plan) which are filed in the office of the Planning Commission Secretary

- and are incorporated by reference as if set out in full herein. In addition, the development shall comply with all regulations and standards of the City of Gardner unless specifically exempted by the Governing Body.
- b.) Final approval of utilities is subject to review at submittal of construction plans. If these units are to be individually owned, separate service lines will be required for each unit.

5) FP-07-09

Consider a Final Plat for Waverly Pointe, Second Plat, a 5.85 acre single family residential development located 1/8 mile north of 175th Street on the west side of Pear Street. The application is filed by Phelps Engineering, Inc., on behalf of Waverly 175, L.L.C., the property owner of record; with engineering services provided by Phelps Engineering, Inc.

1. **APPLICANT:** The applicant is Waverly 175, L.L.C., with engineering services provided by Phelps Engineering, Inc.
2. **REQUESTED ACTION:** The applicant requests final plat approval for a tract of land containing approximately 5.85 acres, containing 21 new lots for a single-family residential development.
3. **LOCATION:** The property is located at the northwest corner of 175th Street and Pear Street.
4. **EXISTING ZONING:** The property is zoned R-1, Single Family Residential District (Z-07-01).
5. **ANALYSIS:** The applicant requests approval of a final plat for Waverly Pointe, Second Plat. Approval for this plat is requested to divide the land into separate single-family residential lots.
6. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the Final Plat for Waverly Pointe, Second Plat (FP-07-09), and forward the item to the City Council with a recommendation to accept the easements and rights-of-way, with the following stipulation:
 - a.) A pedestrian easement connecting the cul-de-sac to the school property to the north shall be provided, subject to coordination with the school district at submittal of construction plans.

Motion Mertz, second Kilgore, to forward the Final Plats for The Reserve at Waverly Pointe, First Plat (FP-07-07), The Reserve at Waverly Pointe, Second Plat (FP-07-08) and Waverly Pointe, Second Plat (FP-07-09) to the City Council with a recommendation for approval, subject to staff recommendations; and to approve the Final Development Plan's for The Reserve at Waverly Pointe, First Plat (FDP-07-03) and The Reserve at Waverly Pointe, Second Plat (FDP-07-04); each subject to staff recommendations.

Motion to Forward Carried: 5 to 0 Aye (Schultz and Popp: Absent)

V. Discussion Items

1. Subdivision Text Amendments / Chapter 17, Subdivision Regulations

Review and discuss amendments to Gardner City Code, Chapter 17, Subdivision Regulations.

Director Sherman discussed Gardner City Code, Chapter 17, Section 309-Dwelling Size Classifications and Section 310-Designation of Dwelling Size Classifications and whether to keep, remove or improve these two sections.

Director Sherman and the commissioners discussed current and typical size of homes in Gardner subdivisions and the need to keep high standards in the community for new home development.

2. Community Development Plan Update / Development Standards

Review and discuss development standards.

Director Sherman gave a presentation and led a discussion on proposed revisions to the 1996 vision process plan.

Director Sherman and the commissioners discussed conducting a public hearing with an updated land use map to include: a 20 year growth projection; a future interchange on Interstate 35; the Intermodal facility and other probable commercial areas.

Commissioners Mertz and Koranda agreed that they would like more communication between the Gardner City Council and the Gardner Planning Commission to enhance their overall view of Gardner's development patterns, needs, and general growth issues.

VI. Adjourn

Motion Mertz, second Godwin, to adjourn the meeting at 8:53 p.m.

Motion to Adjourn Carried: 5 to 0 Aye (Schultz and Popp: Absent)

Angie Lind, Planning Service Specialist
Community Development Department

ATTENDEES
of the
6-25, 2007
PLANNING COMMISSION MEETING

PLEASE SIGN

PLEASE PRINT

NAME	COMPANY (if applicable)	ADDRESS
Ken Rugler	Waverly 175	
Peter Solie	Chamber	
John Shepherd	City Council	